

Florence Township Council Regular Session 07/07/21

Florence, New Jersey
July 7, 2021

The Florence Township Council held a regular meeting on the above date in the Municipal Complex, 711 Broad Street, Florence, New Jersey. Members of the public were welcome to attend in person or to attend virtually via Zoom.

The meeting was called to order by Council President Garganio at 7:00 p.m. Council President Garganio led the Salute to the Flag.

The Opening Statement was read by the township clerk: This meeting is being held in accordance with the provisions of the Open Public Meetings Act. Adequate notice was published in the Burlington County Times on January 10, 2021; placed on the Township website, and given to the Trenton Times for information.

ROLL CALL OF MEMBERS

Upon roll call the following were found to be present:

Present: Frank Baldorossi, Paul Ostrander, Jerry Sandusky, David Woolston, Bruce Garganio

Also Present: Mayor Craig H. Wilkie; Stephen Fazekas, Township Administrator; Kelly Grant, Township Solicitor; Nancy L. Erlston, Township Clerk

Absent: None

APPROVAL OF MINUTES

- Closed Session of June 16, 2021

Motion of Ostrander, seconded by Sandusky to approve the minutes as submitted. Voice vote – all ayes.

FINANCIAL CORRESPONDENCE

Motion of Sandusky, seconded by Woolston to receive and file the following reports. Voice vote – all ayes.

- Tax Collector's Monthly Water & Sewer Report for May 2021
- Municipal Treasurer's Budget Reports and Cash Reports for May 2021

Motion of Ostrander, seconded by Baldorossi to approve the **Treasurer's Bill List**.

Upon roll call, Council voted as follows:

- YEAS: Baldorossi, Ostrander, Sandusky, Woolston, Garganio
- NOES: None
- ABSENT: Unanimous vote – Motion carried

REGULAR CORRESPONDENCE

None at this time

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APPLICATIONS

- A. Transient Merchant License Permit Renewal, Rocha & Saito Catering, LLC (formerly Interstate Caterers)
- B. Social Affair Permit for Florence Township Football Association's Annual Bocce Ball Tournament to be held at American Legion Post 194, 601 Broad Street, Florence, NJ 08518 on August 7, 2021 from 9:00 a.m. to 9:00 p.m. (Rain date August 8, 2021)

Motion of Baldorossi, seconded by Sandusky to approve both applications. Voice vote – All ayes.

PUBLIC COMMENTS

Council President Garganio opened the meeting up to the public at this time.

Seeing no one wishing to be heard, it was the Motion of Sandusky, seconded by Ostrander to close the public portion of the meeting. Voice vote – All ayes.

RESOLUTIONS

RESOLUTION NO. 2021-143
Authorize Electronic Tax Sale

RESOLUTION NO. 2021-144
ABC Renewal Brian W. Hofmeister Assignee for the creditors of River Rock Bar & Grille, LLC

RESOLUTION NO. 2021-145
Approve MOU School Resource Officers

RESOLUTION NO. 146
Chapter 159, Body Cameras

RESOLUTION NO. 147
Release Maintenance Bond MEND/Conifer, Duffy School Apartments

RESOLUTION NO. 148
Amend Resolution 2021-128 NJDOT Municipal Aid Broad Street Improvements

RESOLUTION NO. 149
Proposed Revision to Tri-County Water Quality Management Plan for Block 154.02, Lot 9 located in the Township of Burlington

RESOLUTION NO. 150
Approve Partial Payment No. 1 Potts Mill Road Phase II

Motion of Ostrander, seconded by Sandusky to approve Resolution Nos. 2021-143 through 2021-150.

Upon roll call, Council voted as follows:

YEAS: Baldorossi, Ostrander, Sandusky, Woolston, Garganio

NOES: None

ABSENT: Unanimous vote – Motion carried

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ORDINANCES

None at this time.

REPORTS OF COMMITTEES, BOARDS AND OFFICERS

None at this time.

REPORTS: ADMINISTRATION

Mayor

Mayor Wilkie congratulated Curtis Thompson for qualifying for the 2021 Olympic Team. Mr. Thompson is a 2014 graduate from Florence Township Memorial High School. He will be in the Patriotic Day Parade on Saturday. Olympic athletes are not paid so there are fund raisers in the township to help defray the cost of traveling to the Olympics.

Mayor Wilkie said that Saturday, July 10, 2021 is Patriotic Celebration Day. The day starts with the flag raising at 11:00 a.m. at the Oak Street Circle. The parade steps off at 12:00 p.m. from the Oak Street Circle and goes through the village of Roebling this year. Evening events including concerts, food and fireworks start at 5:30 p.m. at the municipal complex, 711 Broad Street.

Mayor Wilkie stated that there were two vacancies on the recreation committee. One member moved out of town and the other stepped down from the committee. He asked Council to approve the appointments of Nancy Hoch and Dennise Yurcho to unexpired terms expiring 12/31/25.

Motion of Ostrander, seconded by Sandusky to approve the appointments. Voice vote - All ayes.

Council Representative Sandusky asked if there was a way that Florence Township could make a financial donation to Curtis Thompson. Mayor Wilkie answered that he wasn't sure if it was allowed but he would look into it.

Mayor Wilkie said that Congress had just passed a bill and sent it to the Senate to appropriate 17.3 million dollars to the Route 130, Florence-Columbus Road improvements.

Administrator

Nothing at this time.

UNFINISHED BUSINESS

A. Cannabis Legislation

Mayor Wilkie stated that currently the State of New Jersey has not established any rules or regulations for cannabis. Mayor Wilkie said that he, Council Representative Ostrander and Administrator Fazekas attended a webinar from the Cannabis Education Institute and learned that if we were to decide to "opt out" we would be able to opt back in after the legislation was put into place by the state. Previously we thought that if we opted out, we couldn't opt back in for 5 years.

Following a discussion, motion was made by Ostrander, seconded by Woolston to direct Solicitor Grant to draft an ordinance opting out of cannabis until the rules and regulations are adopted and to hold a meeting on July 21, 2021 to introduce the ordinance. Voice vote – All ayes.

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NEW BUSINESS

A. State Plan Endorsement Route 130

Mayor Wilkie said the committee met in June and the Self Assessment Report and Questionnaire have been reviewed by the committee and should be posted on the township's website in the very near future. A public hearing on this matter will be held at the August 4, 2021 Council meeting.

Council Representative Sandusky said that it is time we decertified Delaware Avenue and Front Street from truck traffic. He stated that he also has received many complaints regarding speeding in the township. He said he is in favor of installing speed bumps in various locations throughout the township to inhibit speeding. He asked that the township investigate the possibility of portable speed bumps.

Council Representative Sandusky also mentioned that currently an Eagle Scout is designing the dog park in the lower Roebling Park as his Eagle project. Council Representative Sandusky stated that there is no water to the lower park and asked if water lines could be run down there to install a water fountain. He also requested that signage be installed in the park.

Council President Garganio said that Delaware Avenue/Front Street is a county road so decertification would have to come from them. He stated that there is a meeting with Burlington County on July 22, 2021 to discuss decertifying Delaware Avenue/Front Street and certifying Dulty's Lane as the truck route. He asked Solicitor Grant to prepare a resolution expressing the township's concerns and forwarding it to the county. Mayor Wilkie stated that previously Dulty's Lane was owned by Burlington Township but now it is owned by Burlington County so we may have a better chance of having the road decertified.

Council Representative Baldorossi said that if the township was looking at installing speed bumps to slow down traffic, he would like a speed bump installed at the corner of Amboy Avenue and Hornberger Avenue in Roebling. Mayor Wilkie stated that administration would do the research and bring the information back to Council.

BOARD OF HEALTH

None at this time.

MISCELLANEOUS

None at this time.

PUBLIC COMMENTS

Council President Garganio opened the meeting up to the public at this time.

Kristan Marter, 220 East Front Street, said that she was very happy that Front Street was going to be decertified. She said that she did not want a speed bump in front of her house but would rather have a bypass road and a 25 mph speed limit.

Ms. Marter asked if there could be a follow-up meeting with the EPA regarding the Roebling Mill site. She had been speaking with residents regarding the mill site and she has lots of ideas of recreational and retail uses to revitalize the site and make it attractive to tourists. She said that Roebling lies within the East Coast Greenway, a trail linking major cities from Maine to Florida. The trail is used for hiking and for biking and the Roebling Park and mill site area would be a great addition to the trail.

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Mayor Wilkie explained that most of the mill site is still under the control of the EPA. They will dictate what type uses are approved for the site. We had a meeting scheduled with the EPA in their NY office in March of 2020. That meeting was cancelled due to Covid. The meeting has not been rescheduled yet because the EPA is still working remotely and has not yet returned to their office. Mayor Wilkie said that the Planning Board started working on a review of the township's Master Plan in 2018. During the initial discussions, the Planning Board agreed that it was important to change the zoning of the mill site to recreational uses. This mirrored the comments that had been given to the town by the Roebling Park Committee. Again, this process has been slowed down due to Covid. The Planning Board has again started reviewing the Master Plan. Ms. Marter asked if there were any preliminary plans, Mayor Wilkie answered no. The Master Plan review is a working document. The Planning Board discusses the Master Plan Review at their monthly meetings. Interested parties can attend the Planning Board Meeting and offer comments during the public portion. Once the Planning Board completes the review, they will present the plan to Council. At that time the Master Plan will be posted for anyone to see.

Council President Garganio said we know that there won't be warehouses on the mill site. It would be nice to have restaurants and music venues, but the next step is to meet with the EPA. They will determine what types of uses are appropriate for this site due to the remaining contamination.

Seeing no one else wishing to be heard, motion was made by Ostrander, seconded by Baldorossi to close the public comment portion of the meeting. Voice vote – All ayes.

Mayor Wilkie apologized for not mentioning this during the public comment, but he wanted to say that as part of the Master Plan review, the Planning Board is also looking at changing the zone in the area of DC Fabricators on Front Street. The Planning Board is looking at a zone that would prohibit warehouse/distribution in that area. DC Fabricators would be allowed to continue their manufacturing use, but if they were to close down, the site could not be used for warehouse/distribution.

Mayor Wilkie also stated that he wanted to clear up some misinformation that was being posted on social media regarding a warehouse use approved for the Roebling Mill site. This is not true. The use that had been approved was for Kampack, a manufacturer of corrugated cardboard boxes. There was a small warehouse proposed as part of Kampack's site plan for cardboard, but there was also a stipulation that the warehouse could not be used for anything other than the Kampack use.

Kristan Marter, 220 East Front Street, said she was very happy to hear of the proposed zone change for DC Fabricators.

ADJOURNMENT

There being no further business, Motion was made by Ostrander, seconded by Sandusky to adjourn. Voice vote – all ayes. Meeting adjourned at 7:49p.m.

Respectfully submitted,

Nancy L. Erlston, RMC
Township Clerk